## FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \* \*

This matter comes before the Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, Albert J. and Lois L. Paul, through their attorney, Norman R. Stone, Jr., Esquire. The Petitioners request approval of a nonconforming use of the subject property as three apartments, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Albert J. and Lois L. Paul, property owners, and Steve Broyles. the Professional Engineer who prepared the site plan of the property. Also appearing on behalf of the Petitioners were Mrs. Viola Denton and Mrs. Margaret Poplovski, residents of the area. The Petitioners were represented by Norman R. Stone, Jr., Esquire. There were no Protestants present at the hearing; however, it should be noted that the Petition was filed as a result of a complaint registered with the Zoning Enforcement Division of the Zoning Administration and Development Management office as to an alleged illegal conversion of an existing garage on the property to apartments.

Edgemere Avenue, consists of a gross area of 8,400 sq.ft. zoned D.R. 5.5 and is located in the subdivision of Edgemere Manor in the southeastern portion of Baltimore County. Said property is improved with two dwellings

and a detached garage in accordance with Petitioner's Exhibit 1. The uncontradicted testimony and evidence presented indicated that the subject property was developed as two separate dwelling units prior to 1930 and has been used in this manner continuously and without interruption since at least 1939. Mrs. Paul testified that she grew up down the street from the subject site and has been familiar with the property since 1944. She testified that she and her husband acquired the property in July 1970 and have resided in the two-bedroom apartment in the main dwelling since that time. Testimony indicated that the main dwelling on the front portion of the site contains a two-bedroom apartment and a one-bedroom apartment. each with its own separate entrance and separate electric meter. The Petitioners reside in the two-bedroom apartment and lease out the one bedroom apartment. The one-story frame building to the rear of the site contains a one-bedroom apartment which is also leased. Attached to this building is a one-story garage which is separated from the one-bedroom apartment building by a brick wall. The garage is used exclusively by the Petitioners. Testimony and evidence presented indicated that the subject property has been used in this manner since at least 1939. In support of their request, the Petitioners submitted signed affidavits from several individuals confirming that the subject property has been used as three apartments since the late 1930s.

As with all nonconforming use cases, the first task is to determine whether a lawful nonconforming use existed on the subject property prior to the year in which a change in the zoning regulations caused the use of the property to become illegal.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the property. A

- 2-

determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKemy v. Baltimore County, Md., 39 Md. App.257, 385 A2d. 96 (1978).

When the claimed nonconforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the nonconforming use, the Zoning Commissioner should consider the following factors:

"(a) To what extent does the current use of these lots reflect the nature and purpose of the original nonconforming use;

(b) Is the current use merely a different manner of utilizing the original nonconforming use or does it constitute a use different in character, nature, and kind;

(c) Does the current use have a substantially different effect upon the neighborhood;

(d) Is the current use a "drastic enlargement or extension" of the original nonconforming use."

McKemy v. Baltimore County, Md., Supra.

at the hearing, it is clear that the subject property has been used continuously and without interruption as three apartments since at least 1939, and thus, enjoys a legal nonconforming use.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

ve, the ted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September, 1993 that the Petition for Special Hearing seeking approval of a nonconforming use of the subject property as three apartments, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT Zoning Commissioner For Baltimore County

LES:bjs

DER RECEIVED FOR FILING 9/4/93

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

400 Washington Avenue Towson, MD 21204

(410) 887-4386

September 14, 1993

Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
W/S Edgemere Avenue, 95' N of the c/l of Steel Avenue
(2617 Edgemere Avenue)
15th Election District - 7th Councilmanic District
Albert J. Paul, et ux - Petitioners

Case No. 94-44-SPH
Dear Mr. Stone:

Norman R. Stone, Jr., Esquire

Suite 113 Courthouse

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

Ms. Lisa Holmes 2615 Edgemere Avenue, Baltimore, Md. 21219

Steven K, Broyles P.E.
4972 Ilchester Road

Ellicott City, Md 21043 (410) 747-5500

NO Thursday 'S IME



BROYLES, HAYES AND ASSOCIATES, INC.

Engineers • Land Planners • Surveyors
4972 ILCHESTER ROAD • ELLICOTT CITY, MD. 21043
PHONE (410) 747-5500 • FAX (410) 747-2952

ZONING DESCRIPTION FOR 2617 EDGEMERE AVENUE

Election District 15

Councilmanic District 7

BEGINNING at a point on the south east corner of lot number 210, said point also being on the west side of Edgemere Avenue right-of-way which is 30 feet wide, at a distance of 95 feet north of the centerline of the nearest improved intersecting street Steel Avenue right-of-way which is 30 feet wide.

BEING Lot numbers 208, 209 and 210 in the subdivision of "Sparrows Point Manor" as recorded in the Land Records of Baltimore County in Plat Book number W.P.C. 5, folio number 82 containing 7,500 square feet more or less or 0.172 acres more or less, of land.

94-44-5PH



CERTIFICATE OF POSTING

2001000 DEPARTMENT OF BALTIMORE COUNTY

Townson, Maryland

Date of Posting 9/1-14/-5 PH

Posted for: Special Hosping

Postitioner: About + Ipis Fank

Location of Signer Towning 100 d Way, Que fraguely bring 20 14 de.

Remarks:

Proceed by Date of return: 5/13/93

CERTIFICATE OF PUBLICATION

LEGAL AD. - TOWSON



8

BY JOHN L.

| NUN RES SPH. CODE 040 \$ 250.00 | SIGN POSTING GOE 080 35.00: TOTAL 285.00

DUNER. PAUL. LOC 2617 Edgemese Que

**Baltimore County Government** Office of Zoning Administration and Development Management

(410) 887-3353

NOTICE OF HEARING

Special Hearing to approve a non-conforming use for three apartments.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesspeake avenue in Townon, Maryland 21204

Room 118, Old Courthouse, 400 Washington Evenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-44-SPH (Item 45) 2617 Edgemere Avenue W/S Edgemere Avenue, 95' N of c/l Steel Avenue 15th Election District - 7th Councilmanic Petitioner(s): Albert J. Paul and Lois L. Paul HEARING: FRIDAY, SEPTEMBER 3, 1993 at 10:00 a.m. in Res. 110, Old Courthouse: More Lt. 106 COT

111 West Chesapeake Avenue

AUGUST 5, 1993

Towson, MD 21204

cc: Albert and Lois Paul Steven K. Broyles, P.E. Norman R. Stone, Jr. Lisa Holmes

NOTES: (1) ZOWING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEARE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE: FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PUTURENT PUBLISHING COMPANY August 12, 1993 Issue - Jeffersonian

Please foward billing to:

Albert J. Paul 2617 Eddgemere Avenue Baltimore, Maryland 21219 410-477-8691

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeaka Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-44-SPH (Item 45) W/S Edgemere Avenue, 95' N of c/l Steel Avenue 15th Election District - 7th Councilmanic Petitioner(s): Albert J. Paul and Lois L. Paul HEARING: FRIDAY, SEPTEMBER 3, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a non-conforming use for three spartments.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER POR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMPODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

**Baltimore County Government** Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

August 6, 1993

CASE NUMBER:

PETITIONER:

(410) 887-3353

PROPERTY LOCATION:

94-44-SPH 2617 Edgemere Avenue Albert and Lois Paul

CHANGE OF TIME and/or LOCATION OF HEARING

THE HEARING DATE OF THE ABOVE CAPTIONED CASE REMAINS THE SAME. THERE IS A CHANGE AS TO THE TIME AND/OR PLACE OF THE HEARING AS FOLLOWS:

TIME OF THE HEARING:

REMAINS AT 10:00 A.M.

LOCATION OF THE HEARING:

HAS BEEN CHANGED TO ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

DIRECTOR

cc: Albert and Lois Paul Steven K. Broyles, P.E. Lisa Holmes

AJ:ggs

• . •

**Baltimore County Government** Office of Zoning Administration and Development Management

(410) 887-3353

August 23, 1993

Norman R. Stone, Jr., Esquire 6905 Dunmanway Baltimore, Maryland 21222

> RE: Case No. 94-44-SPH, Item No. 45 Petitioner: Albert J. Paul, et ux Petition for Special Hearing

Dear Mr. Stone:

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 29, 1993, and a hearing was scheduled accordingly.

The following comments are related <u>only to the filing of future</u> zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

State Highway Administration

O. James Lighthizer Hal Kassoff Administrator

8.5.93

Re: Baltimore County Item No.: + 45 (JLC)

Dear Ms. Kehring:

Ms. Helene Kehring Zoning Administration and

Development Management

111 W. Chesapeake Avenue

Towara Maryland 21204

County Office Building

Room 109

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours, John Contestabile, Chief

Teletypewriter for Impaired Hearing or Speech 383-7555 Baitimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baitimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: August 12, 1993

TO: Arnold Jablon, Director Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director

Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s): Item Nos. 40, 41, 45, 53, 54, 55, 56, 57, 59, 61 and 63.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PK/JL:lw

RECEIVEN AUG 11 1995

ZAC. 40/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND Inter-Office Correspondence

Zoning Advisory Committee DATE: August 6, 1993 Captain Jerry Pfeifer SUBJECT: August 16, 1993 Meeting

No Comments

Fence shall be equipped with gates that are a minimum of 32" in width, in order to allow egress from fenced area.

Buildings shall comply with the 1991 Life Safety Code and shall be equipped with hard-wired smoke detectors.

Townhouses for which the initial building permits were applied after July 1, 1992 are required by State Law to be sprinklered. A fire hydrant is required at Blackfoot Ct. and Pawnee Rd. and Blackfoot Ct. and Road A.

It is recommended that the driveway be a minimum of 12'.

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

July 29, 1993

TO: Carl W. Richards Zoning Coordinator

FROM: James H. Thompson -LJW Zoning Enforcement Coordinator

RE: Item No. 45 Petitioner: STEVE BROYLES

VIOLATION CASE # C-93-2066

LOCATION OF VIOLATION 2617 EDGEMERE AVE

DEFENDANT MR. & MRS. ALBERT J. PAUL ADDRESS 2617 EDGEMERE AVENUE, 21219

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

LEAL ESTATE CONTRACT OF SALE

nineteen hundred and SEVENTY

FOLIO NO. 481 DATED JANUARY 13, 1951.

of which...... HUNDRED BOLLARS

HITNESS AS TO SELLER'S SIGNATURE

WITNESS TO SELLER'S SIGNATURE

WITNESS-AS TO BUYER'S SIGNATURE

WITNESS-AS TO BUYER'S SIGNATURE

ALBERT JOSEPH PAUL AND LOIS LORRAINE PAUL, HIS WIFE

FIFTEEN THOUSAND DOLLARS ---

THIS CONTRACT MULL AND VOID AND ALL MONIES SHALL BE REFUNDED.

two II P ANY ETT.

LISA HOLMES 2615 EDGEMERE AVENUE, 21219

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

This Agreement of Sale, made this 107m day of July

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter

does hereby purchase from the former the following described property, situate and lying in BALTIMORE
COUNTY, STATE OF MARYLAND, AND BEING BETTER KNOWN AS PROPERTY NUMBER 2617 EDGENERE AVENUE,

IN FEE SIMPLE AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER NO. GLB1920,

have been paid prior to the signing hereof, and the balance to be paid as follows: \$2,500.00 IN CASH OF SETTLEMENT, WHICH SHALL TAKE PLACE ON OR SEFORE OCTOBER 5, 1970, \$2,500.00 IN CASH BY PURCHASER'S AND A \$12,000.00 HORTGAGE LOAR FROM VANGUARD SAVINGS AND LOAR ASSOCIATION

AT 8% INTEREST FOR 15 YEARS. FAILURE TO OSTAIN FINANCING BY THE PURCHASERS SHALL DEGLARE THE

INCLUDED IN BALE: THREE KITCHEN STOVES, GAS CIRCULATING HEATER IN SMALL HOUSE IN EX READ,

SCREENS, WINDOW SHADES, SHUBBERY, FIXTURES AND ALL PERMANENT FIXTURES NOW ON ABOUT SAID

AND upon payment as above provided of the unpaid purchase money, a deed for the property shall be executed at the Buyer's expense by the Seller, which shall convey the property by a good and merchantable title to the Buyer, free of liens and encumbrances except as specified herein; but subject, however, to all applicable restrictions, easements, laws, ordinary to the second sec

Ground rent, rent, water rent, taxes and other public charges against the premises shall be apportioned as of date of settlement, at which time possession shall be given; and the said parties hereto hereby bind themselves, their heirs, executors and administrators, for the faithful performance of this agreement.

It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, and continue said insurance in force during the life of this Contract.

This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written; time being of the essence of this Agreement. Cost of all documentary stamps and of transfer, recording, conveyancing and other similar taxes when applicable and where required by law, shall be shared equally by the parties hereto.

in doplicate the hands and seals of the parties hereto the day and year first above written.

, between... EDNA MOLLOHAN, WIDOW

PATHONERS EXHIBIT NO. 24

Edna Maceokas (SEAL)

Dollars (\$.15,000.00

BROYLES, HAYES AND ASSOCIATES, INC.

Engineers • Land Planners • Surveyors
4972 ILCHESTER ROAD • ELLICOTT CITY, MD. 21043 PHONE (410) 747-5500 • FAX (410) 747-2952

July 18, 1993

Mr. Arnold Jablon

Director Office of Zoning Administration and Development Management Baltimore County Government 111 West Chesapeake Avenue Towson, Maryland 21204

RE: 2617 Edgemere Avenue Special Hearing to Determine Non-Conforming Use for 3 dwelling unit apartments

Dear Mr. Jablon:

Mail Stop 1105

STATEMENT OF JUSTIFICATION

On behalf of our clients Albert J. Paul and Lois L. Paul his wife, we are requesting that you determine the previous existence of a non-conforming use under Baltimore County Zoning Regulations (BCZR) Section 500.7. The non-conforming use at 2617 Edgemere Avenue is a three dwelling apartment unit located in two detached structures. Further more we request that you allow this use to continue under BCZR Section 104.1.

Mr. Paul and his wife have owned and resided in a two bedroom dwelling on the first and second floor of the principal structure at this site. They also have continuously rented a one bedroom apartment on the first floor of the principal structure and continuously rented a one bedroom apartment which is attached to the garage structure. The garage and one rental apartment are contained in a accessory structure which is detached from the main house which has the Paul's residence and one rental apartment. The garage is exclusively for the Paul's use and is structurally separated from the contiguous apartment by a wall. All of the dwelling or apartment units have separate entries, bedrooms, kitchens, bathrooms and parking. Each unit is independent of the other and there are no shared interior areas, rooms or commuting door ways. All improvements and apartment units are existing, there is no proposed development, construction or alteration.

The Paul's purchased this property as it exists today with three separate dwelling units on October 9, 1970 and have continuously resided in the dwelling while continuously renting both apartments. The previous owner Edna Mollohan as We understand also continuously rented or resided in the three dwelling units as they exist today. The apartment in the principal structure was created in 1923 and the apartment and garage were constructed in 1930.

July 18, 1993 Mr. Arnold Jablon 2617 Edgemere Avenue

Special Hearing to Determine Non-Conforming Use

The existing neighborhood has several rental properties owned by F & M Enterprise including four on this street. F & M enterprises rents a two dwelling unit duplex at 2619 Edgemere Avenue that adjoins this property at the south property line. F & M also rents a unit at 2611 Edgemere Avenue one property to the north of this site. F & M also rents property at 2626 Edgemere Avenue and owns the property directly across the street form this

The fact that the neighborhood at large has many rental units some being multi family and that these three apartments have existed unchanged for 60 years, demonstrates that there has been no adverse impact to health, safety or general welfare of this community resulting from this use. Furthermore the fact that these three apartments have been rented continuously prior to and since adoption of Baltimore County Zoning Regulations, allows the non-conforming use to continue. Therefore it would be within the spirit and intent of the Baltimore County Zoning Regulations to confirm this non-conforming use for three apartments and accept this site plan and floor plan for the same.

Thank you for your consideration in this matter. If you have any questions, please feel free to call me.

Very truly yours,

Stern K. Broyles, P.E., P.L.S.

SKB: amb current jobs/edgezonl.sph

cc: Norman R. Stone Jr. Albert J. Paul & Lois L. Paul PLEASE PRINT CLEARLY

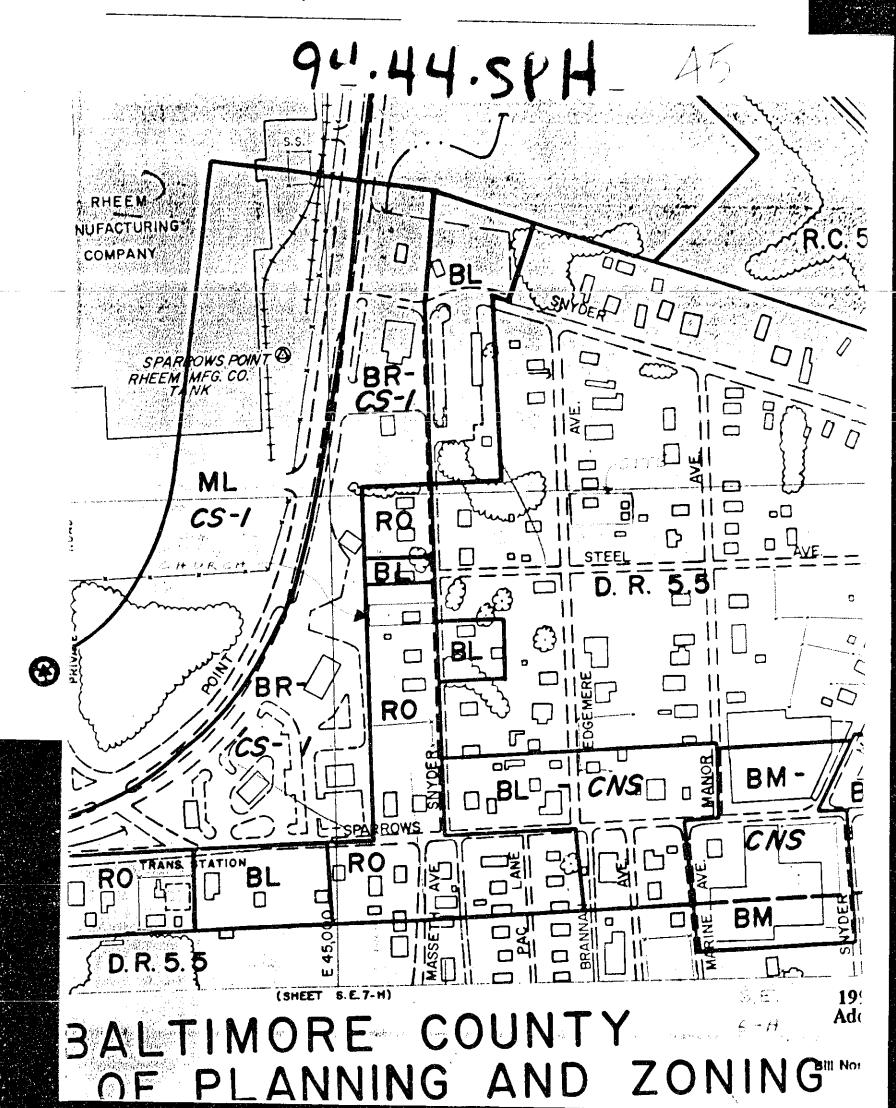
MR Albert PAUL

Steve Brougher

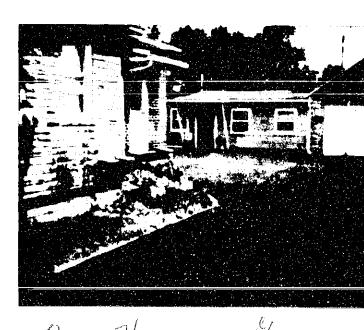
3602 Edgemen Por 2/2/9

CITIZEN SIGN-IN SHEET

2618 Manor AVE 21219 2617 Edgemere Ave 31219 2617 Edgemere Auc 21219







Bear Howe + Garage



Bear House Electric W meler

LIBER5 134 PAGE706 FEE-SIMPLE DEED - INDIVIDUAL GRANTEE -- 40

This Deed, Made this

, by and between in the year one thousand nine hundred and seventy Edna Mollohan, Widow,

of the County of Baltimore, State of Maryland Albert Joseph Paul and Lois Lorraine Paul, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other goo and valuable considerations, the receipt of which is hereby acknowledged,

the said Edna Mollohan, Widow,

does hereby grant and convey unto the said Albert Joseph Paul and Lois Lorraine Paul, his wife, as tenants by the entireties, their assigns and unto the survivor of them, his or her

heirs and assigns,

lot(s) of ground, situate, lying and being in

the County of Baltimore , State of Maryland, and described as follows, that is to say:-

Beginning fox the

Being known as Lots Nos. 208-209-210 as shown on the Plat of Sparrows Point Manor, which said plat being duly recorded among the Plat Books of Baltimore County in Plat Book WPC No. 5, folio 82. The improvements there being known as No. 2617 Edgemere Avenue.

Being the same lot of ground which by Deed dated January 6, 1951, and recorded among the Land Records of Baltimore County in Liber GLB No. 1920, folio 481 was granted and conveyed by Wiley T. Phelps and Hilda M. Phelps, his wife, unto John S. Mollohan and Edna Mollohan, his wife. The said John S. Mollohan departed this life on the 19th day of leaving the said Edna Mollohan surviving him.

TAX 3 - RECO. 40 OCT 14'70 CLEAR

225.00 mil

10792800114

1. Can you verify by this affidavit, and/or testify in Court if necessary, that the home located at 2617 EDGEMERE AVE. 21219

2. Can you also verify and testify, if necessary, that said apartments have

Commissioner of Baltimore County, as follows:

indicating yes or no in the space provided:

hearing is scheduled in the future with regard thereto.

been occupied by renters every year since Mouch (month)

AFFIDAVIT S

The undersigned hereby affirms under the penalties of perjury to the Zoning

That the information herein given is within the personal knowledge of the

Based upon your personal knowledge, please answer the following questions by

Affiant and Affiant is competent to testify thereto in the event that a public

3. Will you realize any gain from the sale of this Property?  $\mathcal{N}_{\odot}$ 

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this day of //all , 19/3, before me, a Notary Public of the State of Maryland in and for the County aforesaid, personally appeared Morganet Carbonia, the Affiant herein, personally known or satisfactorily identified to me as such set forth are true and correct to the best of his/her knowledge and belief. Affiant, and made oath in due form of law that the matters and facts hereinabove AS WITNESS my hand and Notarial Seal.

> My Commission Expires: A COMMISSION FAPIRES TESRINAY 1, 1994

apartment dwelling since

